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7 *Attorneys for Defendants Bank of America, N.A.,*  
*ReconTrust Company, N.A., sued incorrectly as*  
8 *ReconTrust Company, and Wells Fargo Bank, N.A.,*  
*as Trustee for the Certificateholders of Park Place*  
9 *Securities, Inc., Asset-Backed Pass-Through Certificates,*  
10 *Series 2005-WCW3, sued incorrectly as Wells Fargo Bank,*  
*N.A. as Trustee for Certificate holders of Park Place*  
11 *Securities, Inc., Asset-Backed Pass-Through Certificates,*  
*Series 2005-WCW3*

12 **UNITED STATES DISTRICT COURT**  
13 **DISTRICT OF NEVADA**

14 WALTER TURNER, an individual, and,  
15 DONDI TURNER, an individual,

16 Plaintiffs,

17 v.

Case No.: 2:12-cv-01319-LDG-CWH

**ORDER CANCELLING LIS PENDENS**

18 BANK OF AMERICA, N.A., a federally  
19 chartered bank, RECONTRUST COMPANY, a  
foreign company; WELLS FARGO BANK,  
20 N.A., as Trustee for CERTIFICATE HOLDERS  
OF PARK PLACE SECURITIES, INC., ASSET-  
21 BACKED PASS-THROUGH CERTIFICATES,  
SERIES 2005-WCW3; ARGENT MORTGAGE  
22 COMPANY, LLC, a foreign limited liability  
company; and DOES 1-20, inclusive,

23 Defendants.

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1 Argent Mortgage Company filed a motion to dismiss plaintiffs Walter Turner and Dondi  
2 Turner's first amended complaint (**motion**) on December 6, 2012 [Dkt. 18]. Defendants Bank of  
3 America, N.A., ReconTrust Company, N.A., sued incorrectly as ReconTrust Company, and Wells  
4 Fargo Bank, N.A., as Trustee for the Certificateholders of Park Place Securities, Inc., Asset-Backed  
5 Pass-Through Certificates, Series 2005-WCW3 (**defendants**), filed a joinder to Argent's motion and  
6 asked the Court to expunge the *lis pendens* on December 31, 2012 [Dkt. 20].

7 The Court entered an order [Dkt. 24] granting Argent's motion, granting defendants' joinder,  
8 and dismissing plaintiffs' first amended complaint with prejudice on January 25, 2013.

9 The Court finds that plaintiffs recorded a notice of *lis pendens* on or about May 4, 2012, as  
10 document number 201205040003024, in the real property records maintained by the Clark County,  
11 Nevada Recorder. A copy of the *lis pendens* is attached hereto as **Exhibit A** and fully incorporated  
12 by reference.

13 Upon consideration of defendants' request to cancel the above referenced *lis pendens*, and  
14 good cause appearing therefore, the Court hereby grants defendants their requested relief and rules  
15 as follows:

16 IT IS ORDERED, ADJUDGED AND DECREED that the above referenced *lis pendens* is  
17 hereby cancelled, released, and expunged.

18 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Order cancelling the  
19 above referenced *lis pendens* has the same effect as an expungement of the original *lis pendens*.

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that defendants record a  
2 properly certified copy of this cancellation Order in the real property records of Clark County,  
3 Nevada within a reasonable amount of time from the date of this Order's issue.

4 APPROVED:   
5  
6 UNITED STATES DISTRICT JUDGE

7 Dated: 14 Feb 2013

8 Respectfully Submitted By:

9  
10 **AKERMAN SENTERFITT LLP**

11 /s/ Christina S. Bhirud  
12 ARIEL E. STERN, ESQ.  
13 Nevada Bar No. 8276  
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18 *Attorneys for Defendants Bank of America, N.A.,*  
19 *ReconTrust Company, N.A., sued incorrectly as*  
20 *ReconTrust Company, and Wells Fargo Bank, N.A.,*  
21 *as Trustee for the Certificateholders of Park Place*  
22 *Securities, Inc., Asset-Backed Pass-Through Certificates,*  
23 *Series 2005-WCW3, sued incorrectly as Wells Fargo Bank,*  
24 *N.A. as Trustee for Certificate holders of Park Place*  
25 *Securities, Inc., Asset-Backed Pass-Through Certificates,*  
26 *Series 2005-WCW3*

# **EXHIBIT A**

# **EXHIBIT A**

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Inst #: 201205040003024

Fees: \$20.00

N/C Fee: \$0.00

05/04/2012 03:22:50 PM

Receipt #: 1153812

Requestor:

LEGAL EXPRESS

Recorded By: GILKS Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 125-24-304-006

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Notice of Lis Pendens

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

David A. Stephens, Esq.

RETURN TO: Name David A. Stephens

Address 3636 North Rancho Drive

City/State/Zip Las Vegas, Nevada 89130

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name David A. Stephens

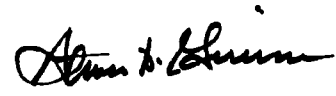
Address 3636 North Rancho Drive

City/State/Zip Las Vegas, Nevada 89130

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.



CLERK OF THE COURT

1 LISP  
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2 Nevada Bar No. 00902  
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4 Telephone: (702) 656-2355  
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5 Email: dstephens@sgblawfirm.com  
Attorneys for Plaintiffs  
6

7 DISTRICT COURT

8 CLARK COUNTY, NEVADA

9 WALTER TURNER, an individual, and  
10 DONDI TURNER, an individual,  
11  
Plaintiff,

12 vs.

13 BANK OF AMERICA, N.A., a federally  
chartered bank, RECONTRUST COMPANY,  
a foreign company; WELLS FARGO BANK, N.A.  
14 as Trustee for CERTIFICATE HOLDERS  
OF PARK PLACE SECURITIES, INC.,  
15 ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2005-WCW3;  
16 ARGENT MORTGAGE COMPANY, LLC,  
a foreign limited liability company;  
17 and DOES 1-20, inclusive,  
18  
Defendants.

Case No. A-12-661175-C  
Dept No. XXVII

19  
20 NOTICE OF LIS PENDENS

21 Date: n/a  
Time: n/a

22 TO: ALL INTERESTED PARTIES

23 NOTICE IS HEREBY GIVEN that an action has commenced in the Eighth Judicial  
24 District Court of the State of Nevada In and For the County of Clark by the above named  
25 Plaintiff against the above named Defendants to have the court set aside the foreclosure sale  
26 against certain premises and real property. The premises affected by this suit include, but are not

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1 limited to, the property more fully described as Exhibit 1 attached to this Notice of Lis Pendens  
2 and incorporated herein by this reference.

3 Dated this 3<sup>rd</sup> day of May, 2012.

4 /s/davidastephens

5 David A. Stephens, Esq.  
6 Nevada Bar No. 00902  
7 Stephens Gourley & Bywater  
8 3636 N. Rancho Drive  
9 Las Vegas, Nevada 89130  
10 Attorney for Plaintiffs  
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EXHIBIT 1

APN 125-24-304-006

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SAVING AND EXCEPTING THEREFROM A FORTY (40) FOOT EASEMENT ON THE SOUTHERLY SIDE THEREOF

EXCEPTING THEREFROM THE NORTH 30.00 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS IN A DEED RECORDED AUGUST 13, 1970 AS DOCUMENT NO. 43405, IN BOOK 55 OF OFFICIAL RECORDS.